

202206160045
06/16/2022 01:16 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2022 2494
JUN 16 2022

Amount Paid \$ 0
Skagit Co. Treasurer
By [Signature] Deputy

After Recording Mail To:
Andrew C. Schuh
1204 Cleveland Avenue
Mount Vernon, WA 98273

BARGAIN AND SALE DEED

THE GRANTORS, Robert C. Melder and Ann J. Melder, husband and wife, in consideration of \$10.00, in hand paid, bargain, sell, and convey to Robert Curtiss Melder and Ann Josephine Melder, as Co-Trustees of The Robert and Ann Melder Revocable Trust dated May 11, 2022, the following described estate, situated in the County of Skagit, State of Washington.

ABBREVIATED LEGAL: TRACT 27, LESS SOUTH 85 FEET; TOGETHER WITH THE SOUTH 20 FEET OF TRACT 26, PLATE NO.1, SEDRO HOME ACREAGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 39, RECORDS OF SKAGIT COUNTY, WASHINGTON.

See full legal description located on Exhibit A attached hereto.

Tax Account No.: 4171-001-027-0002 / P77116

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 127111-PE.

The Grantor for himself/herself and for his/her successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, though, or under said Grantor and not otherwise, he/she will forever warrant and defend the said described real estate.

Dated: 13 June 2022

[Signature of Robert C. Melder]
Robert C. Melder

[Signature of Ann J. Melder]
Ann J. Melder

State of Washington)
)ss
County of Skagit)

I certify that I know or have satisfactory evidence that Robert C. Melder and Ann J. Melder are the persons who appeared before me, acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes in the instrument.

DATED: 4/13, 2022

SHAWNA R SMITH
NOTARY PUBLIC #20114839
STATE OF WASHINGTON
COMMISSION EXPIRES
SEPTEMBER 9, 2024

[Signature of Shawna R Smith]
Shawna Smith, Notary Public
My commission expires: 9-9-24

Exhibit A

Lot 27, "PLATE NO. 1, SEDRO HOME ACREAGE, SKAGIT CO., WASH., 1904," as per plat recorded in Volume 3 of Plats, page 39, records of Skagit County, Washington, EXCEPT the South 85 feet thereof.

TOGETHER WITH the South 20 feet of Lot 26 "PLATE NO.1, SEDRO HOME ACREAGE, SKAGIT CO., WASH., 1904," as per plat recorded in Volume 3 of Plats, page 39, records of Skagit County, Washington.

TOGETHER WITH an easement for ingress, egress and utilities over, under and through the following described tract;

Beginning at the Northeast corner of the above described South 20 feet of Lot 26;
thence North along the East line of said Lot 26, a distance of 12.00 feet;
thence Southwesterly, a distance of 41.76, feet to a point on the North line of the above described South 20 feet which lies 40 feet West of the Northeast corner thereof;
thence East, a distance of 40 feet to the point of beginning.

SUBJECT TO an easement for ingress, egress and utilities over, under and through the following described tract;

Beginning at the Northeast corner of the above described South 20 feet;
thence South along the East line of said Lot 26, a distance of 14.00 feet;
thence Northwesterly, a distance of 42.38 feet to a point on the North line of the above described South 20 feet which lies 40 feet West of the point of the Northeast corner thereof;
thence East, a distance of 40 feet to the point of beginning.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.